



**Town of Timnath
Public Hearing Notice
November 4, 2022**

Dear Resident/Property Owner:

The Town of Timnath would like to notify you of two Public Hearings on a proposed development project in your neighborhood. The Timnath Planning Commission and Town Council will hold public hearings on the development action as indicated below.

| | | |
|--------------------------|------------------|-------------------------------------------|
| Tue, Nov 15, 2022 | 6:00 P.M. | Planning Commission Public Hearing |
| Tue, Dec 13, 2022 | 6:00 P.M. | Town Council Public Hearing |

These meetings will be held in a hybrid format both at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547 and live streamed on our website. Please visit our website, www.timnath.org, for more information.

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|-------------------------|------------------------------------------------------------------------------------------------------|
| Project: | Timnath Ranch 5th Replat No. 2 |
| Location: | This property is located in the southwestern quadrant of East Harmony Road and Club Drive, |
| Property Size: | 11.3 acres |
| Current Zoning: | Commercial Mixed Use (CMU) |
| Proposed Zoning: | Commercial Mixed Use (CMU) |
| Case # | MS-2021-0007 |
| Property Owner: | Timnath Ranch LLC |
| Summary: | Minor Subdivision Application for the creation of 5 commercial lots, north of Innovate Place. |

The Town of Timnath considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's review of this proposal. If you are unable to attend either public hearing, but would like to provide input, written comments are welcome. You may call Kevin Koelbel, Town Planner, at (970) 224-3211 or contact him by e-mail at kkoelbel@timnathgov.com.

The list of affected property owners for this public notice is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF TIMNATH

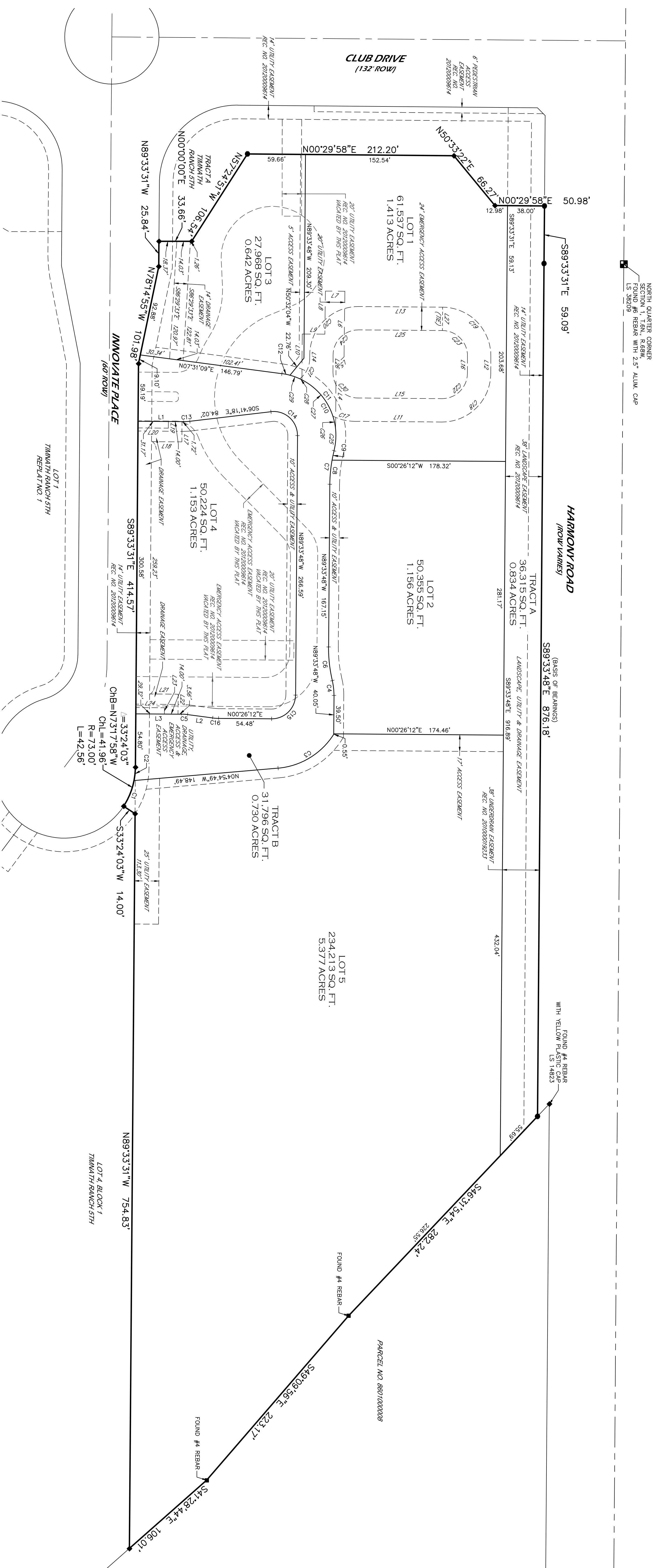
Kevin Koelbel, BSP, APA
Town Planner
Attached:

For a PDF version of this mailing,
please go to
[https://timnath.org/public-hearings-
notices/](https://timnath.org/public-hearings-
notices/)

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.timnath.org
4750 Signal Tree Drive, Timnath, CO 80547

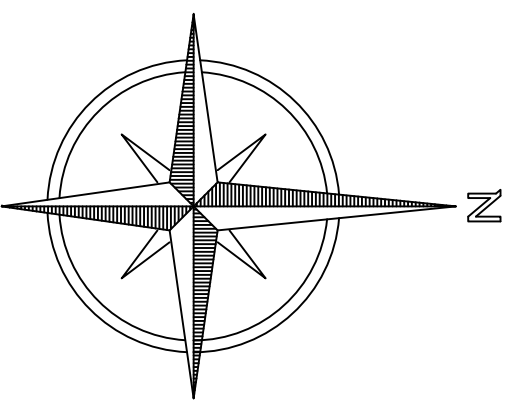
TIMNATH RANCH SUBDIVISION-FIFTH FILING, REPLAT NO. 2

BEING A REPLAT OF LOT 1, BLOCK 1, TIMNATH RANCH SUBDIVISION-FIFTH FILING,
SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



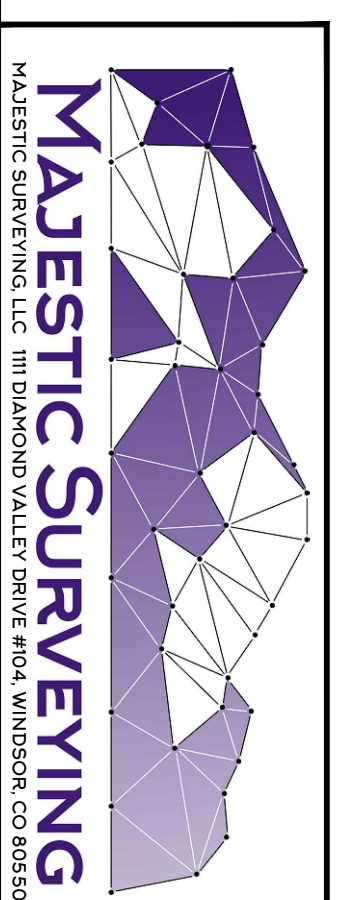
LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- CENTERLINE
- ANTIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH GREEN PLASTIC CAP LS 38316
- SET 2" OF #4 REBAR WITH RED PLASTIC CAP LS 38316



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #18348



MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC | 1111 DAKOTA VALLEY DRIVE BLDG. WINDSOR, CO 80550

| | | | |
|---------------------|--------------------|------------|---------|
| PROJECT NO: 2021072 | PROJECT NAME: TRIO | REVISIONS: | DATE: |
| DATE: 2-26-2021 | CLIENT: HDS | REVISIONS: | 8-26-22 |
| DRAWN BY: SIP | FILE NAME: 2021072 | REVISIONS: | |
| CHECKED BY: SIP | SCALE: 1" = 50' | REVISIONS: | |

NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-80-105 C.R.S. 2012)